



May 17, 2007

Ms. Dawn Philibert  
Mental Health Systems Development Director  
Division of Mental Health  
Vermont Department of Health  
108 Cherry Street  
Burlington, Vermont 05402

RE: "Letter of Intent" to construct a facility

Dear Dawn,

This letter is being written as a "Letter of Intent" for Northwestern Counseling and Support Services Inc., signaling our intent to construct a 22,210 square foot Family Center at 109 Fisher Pond Road; St. Albans, Vermont. Our plan is to replace two existing buildings that presently house children's programs and to combine all the children and family staff and services in this new building. Our Lake Road facility, which is a 7000 square foot building, houses most of our DS services and is under a lease, which expires July 2008. The new landlord is not interested in renting to us once our present lease expires. In addition, our 4500 square foot Family Center on Lower Newton Street, which houses our Parent/Child Center staff, needs considerable capital investment (new roof, air conditioning, etc).

We have engaged the architectural services of Wiemann and Lamphere to design a facility that would provide a home-like atmosphere for families seeking these services. They have estimated a cost, with contingencies and fees, of just under \$4 million for the project. Our intent would be to finance the project with a long-term low interest bond and with some our capital reserve. We are hoping to join other mental health/designated agencies for an issuance sometime in the winter of 2007-2008. We intend to secure bridge financing until the Bond issue is completed. Pending approval from the State, we hope to put the project out to bid this June and begin construction in the fall of 2007.

We have a drawing available which we will include with the application you sent to us recently. If you need any other information for this letter of intent, please let me know.

Thank You  
Ted J. Mable  
Executive Director  
Northwestern Counseling & Support Services